

Citizen Participation Plan

Case No. MULTI-005107-2022; DR-005108-2022; SUB-005109-2022; CDPNF-005110-2022;
and CPP-5602-2022

Location: Bella Vista Drive

February 24, 2023

ACE 22-23

Dear Neighbor/Property Owner:

This Citizen Participation Plan is for a 17-lot residential Density Bonus Tentative Map, Design Review and Coastal Development Permit. The proposed development is for a parcel of land containing approximately 10.1 acres that will be accessed from Bella Vista Drive (see location map Exhibit A). The site is vacant and is located on Bella Vista Drive and the Assessors' Parcel Number is 216-122-17. The City Case Number is MULTI-005107-2022; DR-005108-2022; SUB-005109-2022; CDPNF-005110-2022, and the plans are available for viewing at the Development Services Department.

The subject property is zoned Residential RR-1 and is within the coastal overlay zone. The site is currently vacant. The properties to the north, south, and west are zoned Residential RR-1 and are all single-family residences.

The project proposes a residential development consisting of potentially 83,170 square-feet of building area. The project is subdivided into 17 custom residential single-family lots and 1 private road lot. Home construction is not proposed as a part of this project.

The project provides landscape area required by providing planted areas and enhanced paving. All proposed buildings will have maximum building heights of 30 feet. The proposed development is requesting waivers of "Development Standards" as identified in Section 30.16.010 in the City of Encinitas Municipal Code including Net Lot Area, Lot Width, Lot Depth, Side and Front Yard Setbacks, and Private Streets.

You are invited to a neighborhood workshop meeting to be held **at the site at the intersection of Bella Mar and Bella Vista Drive on Saturday, March 11, 2023 at 10:00 a.m.** The meeting is intended to be informational and solicit any comments/ questions you may have about the proposed project. If you would like to attend, please email me at brian@coast-eng.com so I may send you the invitation.

We look forward to seeing you at the meeting, to presenting the project, and responding to any questions you may have. If you are unable to attend the meeting you may use the space provided below to list any questions you may wish to have addressed. Written questions should be mailed to me attention Brian Ardolino, or you may email questions to brian@coast-eng.com or contact at 760.334.1373, PO Box 1226, Cardiff by the Sea, CA 92007.

Best Regards,

Ardolino Coastal Engineering

*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person and/or information above. Questions regarding the Citizen Participation Program should be directed to the Development Services Department at (760) 633-2710.

Exhibit A

